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# Port of Houston taps Ridge Development for industrial project near Bayport

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Photo: Melissa Phillip, Staff

A barge passes by a container vessel at the Port of Houston Authority's Bayport Container Terminal in Pasadena.

**Ridge Development** has been selected as the master developer for nearly **56 acres** owned by the **Port of Houston Authority** near the **Bayport Container Terminal**.

The land at 12619 Port Road in Pasadena is being planned for two developments, including a **build-to-suit industrial building** and a **cold storage facility**.

"This project will meet the critical demand in the port area for rail-served industrial buildings," Kent Newsom, executive vice president for Ridge, said in an announcement. "We are in talks with several potential tenants that have shown significant interest in the flexibility and capacity that this site holds."

Ridge plans to construct a build-to-suit project on **38.38 acres**. The land will continue to be owned by the port and leased by Ridge.

Two options are being considered. The plans could include either a 449,280-square-foot, cross-dock building, or a 450,684-square-foot, rail-served building with storage for 280 railcars. Both proposals would include 199 trailer storage spaces.

The remaining 17.51 acres will be developed by the Port of Houston as a refrigerated cargo facility.

Agro Merchants Group, which will occupy the facility, has hired Ridge to provide development consulting services for the 300,000-square-foot facility.

Ricky W. Kunz and RD Tanner represented the Port of Houston in the lease negotiations. KKNJ Properties, owned by Curtis Spencer, will handle leasing for Ridge.

Ridge Development is part of Houston-based Transwestern Development Co.